

AUTHORIZING THE SECRETARY OF AGRICULTURE TO SELL AND CONVEY TO THE STATE HOSPITAL AT GOLDSBORO, GOLDSBORO, N. C., A CERTAIN TRACT OF LAND, SITUATED IN WAYNE COUNTY, N. C.

DECEMBER 17 (legislative day, DECEMBER 15), 1943.—Ordered to be printed

Mr. BARKLEY (for Mr. SMITH), from the Committee on Agriculture and Forestry, submitted the following

REPORT

[To accompany H. R. 2562]

The Committee on Agriculture and Forestry, to whom was referred the bill (H. R. 2562) to authorize the Secretary of Agriculture to sell and convey to the State Hospital at Goldsboro, Goldsboro, N. C., a certain tract of land, situated in Wayne County, N. C., after having considered the same, report thereon favorably with the recommendation that the bill do pass.

The following letter from the Administrator of the War Food Administration contains a full explanation of the purpose of this legislation.

JUNE 26, 1943.

HON. ELLISON D. SMITH,
Chairman, Committee on Agriculture and Forestry,
United States Senate.

DEAR SENATOR SMITH: This is in reply to your letter of June 10, 1943, requesting a report on H. R. 2562, namely, a bill to authorize the Secretary of Agriculture to sell and convey to the State Hospital at Goldsboro, Goldsboro, N. C., a certain tract of land, situated in Wayne County, N. C. The purpose of the bill is to provide relief for the State Hospital at Goldsboro, Goldsboro, N. C., by authorizing the conveyance to it of a certain tract of land owned by the Government and known as unit No. 11 of the North Carolina farm tenant security project, consisting of approximately 87.94 acres situated in Wayne County, N. C.

The unit is located approximately one-fourth of a mile from the residential section of the hospital. The lands surrounding this unit are all owned by the hospital and the authorities in charge are very anxious to acquire title to this tract. They believe that the keeping of livestock upon these premises would create a hazard to the hospital's water supply. The hospital is a public institution owned and operated by the State of North Carolina to care for its citizens affected with mental and nervous diseases.

This tract is not an adequate family-type unit due to the limited acreage of cultivable land and a heavy sod of bermuda grass that greatly interferes with good crop cultivation. It could not be used entirely as a livestock farm because it is too small to provide adequate forage for a herd large enough to furnish

sufficient income to support a family, and if it were used for the raising of live-stock, it might jeopardize the hospital's water supply, thereby creating a public nuisance. There are no possibilities of securing additional lands adjoining the tract in order to provide proper facilities for the maintenance of a complete family unit because all the adjoining lands are owned by the hospital.

The hospital authorities have, therefore, offered to purchase this tract from the United States for the sum of \$4,180, which is the reasonable market value of the property. Furthermore, it has been determined that the disposition of the unit would not adversely affect the future operation of the project, of which this tract is a part.

In view of the fact that no statutory authority exists for this Department to dispose of Government-owned land solely for the benefit of a State institution which is not a beneficiary of a program administered by this Department, it will be necessary to obtain express authority from Congress to effect a sale to the State Hospital at Goldsboro.

In view of the fact that (1) the sale to the hospital will not adversely affect the future operation of the project; (2) the acquisition of the tract by the hospital is necessary to the welfare of the State of North Carolina and its citizens in the proper operation of its hospital; (3) the unit as presently constituted is insufficient for the maintenance of a complete family unit; and (4) the consideration proposed to be paid by the hospital is the reasonable market value as determined by our appraiser, it would appear that its sale to the State hospital would be advantageous to the Government.

We have been advised informally that the fiscal year for the State closes on June 30 and that all moneys not expended must be reauthorized at the next biennial session of the State legislature. Therefore, if it is convenient for your committee to expedite consideration of this bill, it may be possible to complete the transaction with the hospital before the close of its fiscal year.

The Bureau of the Budget, in replying to a letter from the Department of Agriculture enclosing a copy of this proposal, together with a transmittal letter to the Speaker of the House of Representatives recommending enactment of the proposed legislation, advised the Secretary of Agriculture that it had no objection to the submission of this proposal.

Sincerely yours,

CHESTER C. DAVIS, *Administrator.*

There is also attached House Report No. 461, which gives additional information concerning the bill H. R. 2562.

[H. Rept. 461, 78th Cong., 1st sess.]

The Committee on Agriculture, to whom was referred the bill (H. R. 2562) to authorize the Secretary of Agriculture to sell and convey to the State hospital at Goldsboro, Goldsboro, N. C., a certain tract of land, situated in Wayne County, N. C., having considered the same, report thereon with a recommendation that it do pass.

The following letter from the Under Secretary of Agriculture will show the purpose of this measure and the need of its enactment:

DEPARTMENT OF AGRICULTURE,
Washington, April 17, 1943.

The Honorable the SPEAKER OF THE
HOUSE OF REPRESENTATIVES.

DEAR MR. SPEAKER: This Department respectfully recommends consideration by the Congress of proposed legislation, such as that embodied in the attached draft, to authorize the Secretary of Agriculture to sell and convey to the State hospital at Goldsboro, Goldsboro, N. C., a certain tract of land owned by the Government and known as unit No. 11 of the North Carolina farm tenant security project, consisting of approximately 87.94 acres, situated in Wayne County, N. C.

The unit is located approximately one-fourth of a mile from the residential section of the hospital, which is a public institution owned and operated by the State of North Carolina to care for its citizens affected with mental and nervous diseases. The lands surrounding this unit are all owned by the hospital, and the authorities in charge are very anxious to acquire title to this tract.

This tract is not an adequate family-type unit due to the limited acreage of cultivable land and a heavy sod of Bermuda grass that greatly interferes with

good crop cultivation. It could not be used entirely as a livestock farm because it is too small to provide adequate forage for a herd large enough to furnish sufficient income to support a family, and if it were used for the raising of livestock, it might jeopardize the hospital's water supply, thereby creating a public nuisance. There are no possibilities of securing additional lands adjoining the tract in order to provide proper facilities for the maintenance of a complete family unit, because all the adjoining lands are owned by the hospital.

The hospital authorities have offered to purchase this tract from the United States for the sum of \$4,180 and its sale to the State Hospital at Goldsboro would appear to be advantageous to the Government. It has been determined that the disposition of the unit would not adversely affect the future operation of the project, of which this tract is a part.

In view of the fact that no statutory authority exists for this Department to dispose of Government-owned land solely for the benefit of a State institution which is not a beneficiary of a program administered by this Department, it would be necessary to obtain express authority from Congress to effect a sale to the State hospital at Goldsboro.

In view of the fact that (1) the sale to the hospital would not adversely affect the future operation of the project, (2) the acquisition of the tract by the hospital is necessary to the welfare of the State of North Carolina and its citizens in the proper operation of its hospital, and (3) the consideration proposed to be paid by the hospital is in excess of its appraised value, it is the recommendation of this Department that a bill authorizing sale and conveyance of the land be enacted by the Congress.

The Bureau of the Budget advises that it has no objection to the submission of this proposed legislation and explanatory letter.

Sincerely,

PAUL H. APPLEBY,
Under Secretary.

There is also shown a report by Mr. James I. Hicks, special representative of the investigating committee on the Farm Security Administration, which was appointed by the chairman of the House Committee on Agriculture under the authorization of House Resolution 119, Hon. Harold D. Cooley being chairman thereon:

WASHINGTON, D. C., May 10, 1943.

HON. HAROLD D. COOLEY,
*Chairman, Special Committee, Farm Security Administration,
House of Representatives, Washington, D. C.*

DEAR MR. COOLEY: Complying with your request, I met Mr. Wren, who is assistant regional director of the Farm Security Administration, at Goldsboro, Friday afternoon, May 7, who joined me in the examination of the tract of land adjacent to the State colored insane asylum.

We found this tract of land located on a graded dirt road about 2 miles west of Goldsboro and bordering Little River. The property is surrounded on three sides by lands owned by the State of North Carolina on which is located the Colored Insane Asylum. The improvements are in good condition and are ample for a farm unit of this size. There are approximately 34 acres cleared for cultivation. It has a small pasture embracing the lowlands adjoining the river and the branch which runs through the property. This property is fenced with woven wire in some places and a three-strand barbed wire in other places. The wire is old and rusty and is supported by wooden posts, many of which need to be replaced. This farm was bought by Farm Security Administration in 1935 and has had several occupants since it was acquired, none of whom has made a success. The farm is rented for 1943 to the assistant county agent. The growing crops consist of 3 acres in rye and about 9 acres in wheat, and only a small part of the remaining acreage is being prepared for cultivation this year. Only about 15 acres of this land have sufficient fertility for profitable cultivation. The remainder is deep-phased Norfolk sand, some of which is not sufficiently drained.

The farm, while amply provided with improvements to make a complete farm unit, is not desirable for a home for two reasons—first, because of the limited number of acres for profitable cultivation, and, second, by reason of the main residence having close proximity to the hospital buildings and insane Negroes working in the fields nearby.

You will find below a break-down of the appraisal I have made which shows what, in my opinion, would be a fair market value for the property if it were located in a desirable community. It is doubtful that anyone wanting a home would pay this amount for the property located as it is.

My investigation leads me to believe that the principal reason the State desires to acquire the property would be to control the drainage from this farm into Little River, which drainage empties into the river very close to the pumping station which provides water for the insane hospital.

The amount of \$4,180 which I am advised the State has offered for this property, in my opinion, represents the maximum fair market value.

APPRAISAL

Land:

15 acres, at \$50 an acre-----	\$750
15 acres, at \$30 an acre-----	450
5 acres, at \$10 an acre-----	50
Woodland and pasture: 50 acres, at \$5 an acre-----	250

Improvements:

Main residence, 5 rooms-----	1, 500
Tobacco barn-----	300
Stock and feed barn-----	350
Smokehouse-----	100
Chicken house-----	25
Small outhouse-----	25
Well-----	50
Privy-----	15
Small roadside store-----	100
Wire fencing-----	150

Total----- 4, 115

Sincerely yours,

JAMES I. HICKS.

